



# CITY OF NEWTON, MASSACHUSETTS

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Setti D. Warren  
Mayor

## ZONING BOARD OF APPEALS

Sherri Lougee, Board Clerk

### NOTICE OF DECISION

**A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:**

- #4-11** from John B. Hollingsworth, 59 Standish Road, Wellesley, for a variance of 2.0 feet from the maximum allowable height requirement for accessory buildings of the Newton Revised Zoning Ordinances, Section 30-15(m)(2) to legalize a garage at 373 Lexington Street, Newton, resulting in a height of 20.0 feet. **(Maximum allowable height for an accessory building is 18.0 feet.)** The property is located in a Single Residence 3 District. **The hearing on the petitioner's variance was continued to June 28, 2011.**
- #6-11** from Nathan Sinai, 8 Bosworth Road, Framingham, requesting a 30.0 foot variance from the frontage requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, for property located at 368 Winchester Street, Newton Highlands in order to construct a new house resulting in a frontage of 50.02 feet. **(Required frontage for new lots created after December 7, 1953 is 80 feet.)** The property is located in a Single Residence 3 District. **The petitioners' request for a variance from the frontage requirement was granted, subject to conditions, 5-0.**
- #7-11** from Susan Powell and Mark Campbell, 311 Laws Brook Road, Concord, requesting a 5.0 foot variance from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, for property located at 12 Charles Street, Newton Highlands, in order to construct a front portico, resulting in a front yard setback of 20.0 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Multi Residence 2 District. **The petitioners' request for a variance from the front setback requirement was granted, subject to conditions, 5-0.**
- #8-11** from Daniel A. Norton and Vita S. Norton, 41 Risley Road, Newton, requesting a 4.3 foot variance from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a front portico, resulting in a front yard setback of 20.7 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 2 District. **The petitioners' request for a variance from the front yard setback requirement was granted, subject to conditions, 5-0.**
- #9-11** from David and Suzanne Wakefield, 229 Bellevue Street, Newtonville, requesting a 6.1 foot variance from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a two and one-half story addition, resulting in a rear yard setback of 8.9 feet. **(Required rear yard setback for old lots created before December 7, 1953 is 15 feet.)** The property is located in a Multi Residence 1 District. **The petitioners' request for a variance from the front yard setback requirement was granted, subject to conditions, 4-1.**

**Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.**

**Decision number 6-11 was filed on June 7, 2011, numbers 7-11 and 9-11 were filed on June 11, 2011 and number 8-11 was filed on June 15, 2011.**